
REPORT

ON THE

Assessment of a Part of the Bijnor District

IN

1901-1903



[Government Press, Allahabad.]

FROM

R. W. GILLAN, Esq.,

SECRETARY TO THE BOARD OF REVENUE,

UNITED PROVINCES

TO

THE CHIEF SECRETARY TO GOVERNMENT,

UNITED PROVINCES,

REVENUE DEPARTMENT

Dated Allahabad, the $\frac{15}{16}$ th November 1904.

SIR,

Present :
THE HON'BLE MR. J.
ROOPER, C.S.I.

I AM directed to forward for the orders of Government a report on that portion of the Bijnor district which has recently been assessed by Mr. Holme. Eleven parganas were assessed by Mr. Pert before 1899, but in parganas Nagina, Burpur, Chandpur and Bashta as well as in some forest maháls of Najibabad, Afzalgarh and Barhapura, the term of settlement did not expire till a subsequent date, and Mr. Holme was therefore appointed in 1901 to complete the assessment of the district. On finishing his work Mr. Holme enquired what form his report should take. The Board were of opinion that while giving a brief description of his own proceedings he should at the same time work out the district totals for the statements contained in the final report written by Mr. Pert and for the appendices. This has accordingly been done, but the district figures are intended only for reference and in the present review it seems sufficient to consider that portion of the district which has been assessed by Mr. Holme.

2. The parganas with which Mr. Holme has had to deal are strongly contrasted in all round quality. Nagina, situated on the railway in the centre of the district, is a tract of rich soil, very fully populated, and to a considerable extent protected by irrigation. The three other parganas lie together in the south-west corner of the district, and are distinguished by their large areas of sandy and inferior soil. Burpur has some canal irrigation, and is all round the best of the three parganas. In Chandpur no less than 28·7 per cent. of the cultivated area is bhur and 27 per cent. is bhur siwái; irrigation is scanty, and the pargana has suffered during a cycle of dry years. Bashta is a very inferior pargana with a large area of khádir on the Ganges and great stretches of sandy soil on the upland. Deterioration however has been confined to the khádir, where the great flood of 1880, a series of wet seasons, and finally the panic caused by the Gohna lake incident in 1894 led to a serious falling off. Cultivation in this tract declined 26 per cent. during settlement and population 37 per cent.; while in the upland the figures show a slight advance. Taking the three parganas in the south-west together population has increased 10 per cent., and cultivation 12·44 per cent. In Nagina, which was much more fully developed, the increase both in population and in cultivated area is insignificant. On the whole there has been considerable improvement. Not only has there been an appreciable extension of cultivation, most of which has taken place no doubt in poor soil, but the quality of the old

cultivation has improved. The area reached by the canals is much larger than at last settlement, and the statistics show a distinct improvement in the crops. In particular there has been a remarkable change (except in Bashta) in the system of cane cultivation. At last settlement practically no cane was grown without the preparation of a year's fallow, and the "pandra," or fallow area was thus as large as the area actually occupied with cane. Now cane is frequently grown without the preliminary fallow, and the proportion of pandra to cane area has declined in all parganas, the decrease being greatest in Nagina. This circumstance, while it bears witness to the increasing pressure of population in the tract shows also that more is got out of the land than used to be the case. Prices have risen considerably and rents are 20 to 35 per cent. higher than they were at last settlement. The conditions therefore are nearly all in favour of an enhancement of the revenue. It is to be remembered however that the revenue history of these parganas has been different from that of the parganas assessed by Mr. Pert. The earlier part of the last settlement was carried out by Messrs. Palmer and Carpenter. It was completed by Mr. Markham, whose assessments were distinctly higher than those of his predecessors, and as he was responsible for the entire revision of the parganas now reported on, the enhancement imposed cannot be so great as in the parganas assessed by Mr. Pert.

3. The great bulk of the forest villages belong to the Sahanpur estate in tahsil Najibabad, and form a large and compact block with an area of 113 square miles in Najibabad. This estate was for years under the Court of Wards, and much was done, especially by the extension of irrigation, to improve it. The result is seen in the present cultivated area of 6,988 acres which compares with a previous area of only 1,547 acres. Cultivation is still however fluctuating and often extremely precarious, so that large allowances had to be made for instability. The greater part of the area is forest, and the miscellaneous income, which has been valued at Rs. 14,500, is of exceptional importance. The revenue of the 46 forest mahals in Najibabad, of which 45 belong to Sahanpur, has been fixed at Rs. 13,005, the expiring revenue being Rs. 12,649. Ten mahals in Afzalgarh had also to be assessed. One of these, the property of Government, is fairly prosperous. In the remainder great damage had been caused by wet seasons, and Mr. Holme found that the cultivated area had declined during settlement from 2,413 to 951 acres; in these mahals accordingly it had been found necessary to reduce the revenue from Rs. 2,475 to Rs. 1,225, but the initial settlement will remain in force for five years only. Finally there is a single village in Barhapura which is leased to the Rájá of Tájjpur, and has been settled for the full term of the pargana to which it belongs.

4. It remains to describe briefly the procedure in assessment. The soil classification is the same as in other parganas. The circles are partly topographical and partly based on differences in irrigation. Thus in Nagina the main distinction is between the upland and the Khoh valley villages, a further sub-division depending in the first tract on the presence or absence of canal irrigation, and in the second on liability to

fluvial action of the river. In Burpur there are three circles distinguished by canal irrigation, by superior and by inferior well capacity. In Bashta the main distinction is between the upland and khádir. In Chandpur it was not found possible to mark off any circles, as in spite of considerable variations in quality there is a strong similarity of general type throughout the pargana.

5. The selection of circle rates was rendered difficult by the prevalence of grain rents which is as marked in these as in the other parganas of the district, and there are no recognised soil rates. The settlement officer was able however by working out the incidences of holdings consisting entirely, or almost entirely of a single soil to ascertain proportionate soil values. These were then applied to the analysis of all fairly rented holdings, and from the rates so obtained the circle rates were selected. A comparison between the valuation and recorded rents shows that the circle rates approximate closely to those paid by occupancy tenants and are 12·6 per cent. below those paid by tenants-at-will. The result of the comparison is favourable to the rates. The settlement officer has pointed out that he had almost as many applications for abatement of occupancy rents as for enhancement, and the accepted occupancy rental, in marked contrast to the rental in most recent settlements, is actually less than the rent recorded. The fact is that the peculiar rental conditions of the tract, to which further reference will be made in the next paragraph, prevent any great divergence between the rates paid by the two principal classes of tenants. Occupancy rents do not stagnate as in Fatehgarh or Meerut, and they are an adequate but not excessive basis for the rates to be used in valuation. The rates for each pargana, as the Board's notes on the rent-rate reports will show, were compared with the rates sanctioned for similar parganas or circles in the tract assessed by Mr. Pert, and on the whole the correspondence between the rates worked out independently by the two settlement officers is very close.

6. It has to be remarked however that there is a marked difference in the methods adopted by Mr. Pert and Mr. Holme for the valuation of grain-rented land. The bulk of the tenants' land, as already observed, is grain-rented, but much of it fluctuates between grain and cash rents. The rental system has not yet developed sufficiently for the fixation of cash rents on individual holdings, and it may be said that the rental unit is still rather the patti or mahál. From time to time a patti or mahál that has been grain-rented is given on lease at a lump sum, which is divided by the tenants over their holdings. When the original term expires the lease may be renewed, or the village may return to grain rents, and this process may be repeated many times. Mr. Pert argued from the interchangeability of rents, that the same rate would apply both to grain-rented and to cash-rented areas. The Board did not endorse this conclusion, and in paragraph 10 of their review they remarked that the circle rates, which were adequate for cash-rented land, were full for the grain-rented. It is in fact the result of experience in this district as elsewhere, that in the long run the landlord makes less out of his grain rents than out of his cash rents. The better villages tend in course of time to become cash-rented; those of

intermediate quality probably fluctuate as already described between cash and grain rents, but the worst, as Mr. Holme remarked in one of his reports, settle down by a kind of law of gravity into the grain-rented system. On these grounds it was proposed that for application to grain-rented land the circle rates should be decreased 25 per cent., and this was adopted as the general standard. The Board were careful however to point out that the lower scale was not to be used indiscriminately or without due consideration. The caution was necessary in view of the peculiar character of the rent-rolls. It was obvious on the one hand that in some cases the grain-rented land would be found to be as valuable as the cash-rented. Thus it was reported that in Nagina there has recently been some return to grain rents, and it appeared that the movement was induced by the enormous profits made in late years out of the zabti or special crop rents levied in grain-rented land, which in the year of record amounted to Rs. 40,759 on 2,225 acres, or Rs. 18·3 per acre; this was a fact that could not be disregarded in estimating the value of grain-rented villages. On the other hand it might happen that an inferior village was under a lease at the time of settlement, and might be over-assessed if full cash rates were applied to its valuation. Generally speaking therefore the instructions of the Board were that full cash rates should be applied only to villages in which cash rents had become established, that grain rates, *i.e.* the ordinary circle rates diminished by 25 per cent., should be applied generally in villages that were more or less permanently under grain rents, and that in villages which are sometimes on cash and sometimes on grain rents special attention should be paid to the record of previous years with the object of discovering the fair normal assets. These instructions have been carefully followed out by the settlement officer and in the result the valuation of the grain-rented area is intermediate between the cash and grain rates. The incidence of this valuation exceeds the incidence of the average recorded grain rental by amounts varying from 11 annas per acre in Burpur to Rs. 1-14-0 in Nagina, but the difference is easily covered by the zabti rents which in previous years were included in the cash rental, as well as by the occasional under-statement of grain rents in the record. It is on the other hand lower than the incidence obtained by applying full cash rates to the grain-rented area by 19 per cent. in Burpur, 17 per cent. in Chandpur and Bashta, and 10 per cent. in Nagina. It is therefore considerably in excess of a valuation at grain rates, the difference being most marked in the best pargana, and on the whole it may be accepted as both fair and adequate.

7. At the same time the settlement officer has considered carefully the case of all doubtful cash rentals. Unstable lease rents have been freely rejected, and in inferior villages grain rates have been applied, with the result that the accepted cash rental is 8·6 per cent. below the recorded. Attention has also been paid to the question of the area to be accepted in assessment, which in the poor tracts of the south-western parganas is often of the first importance. Allowance being made for fluctuations and sudden extensions of cultivation rejected, the aim has been to base the assessment on fair normal areas which can

be considered stable. As the settlement officer points out the area on which assessment has been made is 3 per cent. less than the cultivated area and 7 per cent. less than the holdings area of the year of verification, and the Board can say from their examination of the detailed assessments that it is distinctly moderate.

8. In view of these explanations there can be little doubt as to the stability and adequacy of the assets accepted by the settlement officer and this conclusion is strengthened by the figures given in paragraph 23 of the report. The incidence of the total accepted valuation on the accepted area is Rs. 4·83, as compared with Rs. 4·95 in the parganas settled by Mr. Pert. The incidence on the holdings area is Rs. 4·49, while the returns of the last 12 years show an average demand of Rs. 4·76 and average collections of Rs. 4·57 per acre in holdings. In so far as grain rents are not fully recorded, the comparison shows that the Settlement Officer has taken less than the average income of the landholders as the basis of his assessment, but it is to be remembered that the 12 years' period includes a series of years in which prices were abnormally high. The effect of such seasons is much more marked of course in the case of grain rents, than of cash rents. The serious fall of prices which has occurred in the last few years is already affecting the returns to the landholders, and the Board do not think it would have been possible with safety to accept any higher assets than those accepted by the settlement officer.

9. To rental assets of Rs. 9,23,618 the settlement officer has added Rs. 18,657 for sayar, of which Rs. 14,500, as mentioned in paragraph 3 belongs to the Sahanpur estate. This property accounts also for most of the sum allowed for improvements, which is Rs. 2,335. The deduction for sir is Rs. 24,047, or 14 per cent. of the valuation of the total area cultivated by proprietors. Net assets are thus Rs. 9,15,893 on which the revenue is assessed at 47·76 per cent.

The result is an increase of 12·45 per cent., or if nominal revenues are excluded, of 11·15 per cent. This is much less than in the parganas assessed by Mr. Pert, but the difference is accounted for by the character of the expiring settlement. In the parganas now under consideration Mr. Markham raised the revenue 16·49 per cent., while in the rest of the district there was actually a decrease of 7 per cent. on the revenue of the ninth settlement. Compared with the penultimate revision therefore Mr. Holme's assessments show an increase of 32 per cent., Mr. Pert's of 21 per cent. But cultivation has increased much more in the parganas last assessed than in the rest of the district, and it is better therefore to compare incidences. The incidence of the ninth settlement revenue for Burpur, Nagina, Chandpur and Bashta was Rs. 2·22: it is now Rs. 2·24. In Mr. Pert's parganas the figures are Rs. 2·56 and Rs. 2·47. In other words the Government demand which has now been assessed at 50 per cent. is very much the same per acre as the demand assessed in 1834—39 at 66 per cent. of the assets. In proportion to the 9th settlement it will be seen that Mr. Holme's revenue is slightly higher than Mr. Pert's; but the difference is very slight and may very probably be accounted for by the improvement due

to canals in Nagina and Burpur.* The Board have no hesitation in recommending the confirmation of the settlement for the terms already reported in the Junior Member's notes on the assessment reports, that is to say in parganas Nagina, Burpur, Chandpur and Bashta generally till the 30th June 1929, and in the forest mahals till the expiry of the settlement in the parganas in which they are situated. In two tracts a short-term settlement is necessary. The first consists of nine forest mahals in Afzalgarh. These are extremely precarious, and Government has sanctioned the proposal of the Board to extend to them a system of fluctuating assessments, very much on the same lines as that now in force in Bundelkhand, under which the villages will be liable to revision every fifth year on a variation in cultivation of more than 10 per cent., or in intermediate years of more than 15 per cent., while the increase or decrease in area will be valued by rates fixed by the settlement officer. The second tract includes 24 villages and three mahals in the Bashta khadir, which in consequence of extreme deterioration have been settled for five years. In these mahals the settlement officer has fixed a normal cultivated area and a maximum revenue, as well as rates for use at intermediate revisions. If at the end of five years the cultivation has reached the normal figure, the village will be settled for the remainder of the full term at the maximum revenue fixed by the settlement officer. If the normal has not been attained, the revenue will be revised by application of his rates for another five years.

10. In conclusion, the Board have pleasure in bringing to the notice of Government the good work done by Mr. Holme. The whole of the operations of which he had charge were completed promptly and without friction. His assessments were marked by thoroughness and sound judgment, and from the remarks in paragraph 15 of the Commissioner's letter, they appear to have commended themselves to the people as well as to the revenue authorities.

I have the honour to be,

SIR,

Your most obedient servant,

R. W. GILLAN,

Secretary.

* NOTE.—The revenue in column 21 of Mr. Holme's Appendix No. II, appears to include the assessments of forest villages made by the Collector, but it does not include the alluvial mahals of which the estimated revenue was Rs. 44,274 (paragraph 74 of Mr. Port's report). For purposes of comparison with the old revenue this sum must be added to the revenue in column 21, and the percentage of increase will then be found to be 24.41 and 24.52 on the closing demands of the 10th and 9th settlements.

Report on the Assessment of a Part of the Bijnor District in 1901-1903.

CHAPTER I.

THE PORTION OF THE DISTRICT NOW ASSESSED.

1. THE revision of the settlement of 11 parganas of the Bijnor district was carried out by Mr. Pert and Pandit Rama Shankar Misra between 1894 and 1898, and a few maháls were subsequently settled by the Collector. To complete the resettlement of the entire district, there remained in 1901 parganas Nagina, Burpur, Chandpur, and Bashta, the Sahanpur forest taluqa in the Najibabad pargana, and a few miscellaneous forest maháls. It is with these parganas and maháls that the present report deals.

2. Burpur, Chandpur, and Bashta are contiguous parganas situated in the south-western corner of the district, and bounded by the Meerut district in the west, by the Moradabad district in the south, and elsewhere by parganas Seohara, Dhámpur, Nehtor, and Dáranagar. Their combined area is 308 square miles. They are generally level, but with a slight slope southwards, and, in the west, falling by successive terraces to the bed of the Ganges. Ranges of sandhills intersect them at frequent intervals. The impossibility of digging wells in the sandy sub-soil exposes Chandpur and Bashta to grave risks in years of drought. In Burpur irrigation is more adequate, and in the north-eastern corner of this pargana the crops are fully safeguarded by canals. The rainfall has of late been as a rule below the normal for the district (43·44 inches), and 1900-1901 is the only recent year in which a bumper harvest has been gathered in. The Gangan river feeds the canals of pargana Burpur, and is itself used as an irrigation channel. The Ganges is the only other important river. With the exception of Bashta, which is one of the most backward tracts in the district, the parganas are sufficiently provided with unmetalled roads, and they will all three benefit by the opening of the projected Gajraula-Chandpur railway line.

The south-western parganas Burpur, Chandpur, and Bashta.

3. The population has increased during the period of the tenth settlement by 10·7 per cent. and now numbers 143,000 souls, its density being 464 per square mile. The increase would have been greater but for a serious falling off in the Ganges khádir. Practically the entire population is interested directly or indirectly in agriculture; no trades or industries are carried on, and the only large town or mart is Chandpur, a municipality with 12,586 inhabitants. The condition of the land-owners is generally satisfactory, though in Chandpur they are rather overcrowded. The principal proprietary castes are Tagas, Chauháns and Rajputs, Shaikhs, Saiyids and Banias: of these, Tagas hold as much as 28 per cent. of the total area; Játs, Chauháns, Ahírs, and Tagas are the more important classes of cultivators, and cultivation attains to a high standard of efficiency almost everywhere. The average area of each holding varies from 4·80 acres in Bashta to 3·35 acres in Chandpur. The staple first-class crops of the district—sugarcane, rice, and wheat—are widely grown; but in the bhur and bhur siwái soils, which cover as much as 42·7 per cent. of the holdings area, recourse is perforce had to the less valuable millets, pulses, and barley.

4. Pargana Nagina, the only other entire pargana which has now come under assessment, is in most respects the antithesis of its sister parganas in the south-west of the district. It is centrally situated, opened up from end to end by the railway line, extremely fertile and untainted with sandy soil, and protected over a considerable part of its area against the danger of drought. Within its 98 square miles are compressed no less than 302 mauzas and 565 maháls, and the population numbers

Pargana Nagina.

791 to the square mile. This is without doubt the richest tract in the whole of the Bijnor district. The Khoh and the Gangan are the only rivers of any importance. The former supplies the water for the Nagina canals, but does some damage to the riparian villages; while the latter occasionally comes down in heavy flood. The Municipality of Nagina (21,412 souls) is celebrated for its ebony, glass, match-lock, and lacquer trades, but is subject to constant outbreaks of cholera which caused its abandonment in 1824 as the headquarters of the district. With the exception of the people who are engaged in the above special trades, the population of the pargana is, in the main, agricultural. The principal proprietors are Muhammadans, the tenants on the other hand, being chiefly Chauháns and Játs; the average size of each holding is 2·97 acres. The cultivation is superb, as indeed it must be, or no balance of profit would be left to the cultivator after paying the stiff rent exacted from him. Large exports of rice, sugar, and wheat are made in return for the less remunerative food-grains, which the competition for land has almost entirely ousted from the fields and threshing-floors.

5. The population, which had risen by 22 per cent. between 1853 and 1872, has since increased by only 3·8 per cent.; cultivation has expanded to an even smaller extent (2·4 per cent.); prices and rents are now at least 25 per cent. higher than at the beginning of the 10th settlement. The area recorded for assessment purposes as canal-irrigated is rather more than one-quarter (27·6 per cent.) of cultivated area, but in addition a large part of the Khoh khádir is not in need of artificial irrigation except in very exceptional years.

The forest villages. 6. Of the 57 forest maháls, the assessment of which has just been completed, 10 are situated near the Behar reserved forest on the eastern border of the district, one is a Government estate on the Ramganga river in pargana Barhapura, and 46 are in pargana Najibabad. Of these 46, all except one form the forest taluqa belonging to the Ját family of Sahanpur, the head of which has the hereditary title of Rai. They cover 114 square miles, and are compactly situated north of the town of Najibabad. Many of the maháls are mere grazing-grounds with a few acres of tobacco cultivation; other support colonies of resident cultivators, noticeable among whom are the hill-folk who have settled down in the villages along the foot of the Garhwál hills. Much money has been expended by the Sahanpur estate, which was for long under the Court of Wards, on the construction of irrigation channels to tap the water of the Rawasan and Malin rivers, and cultivation has increased enormously during the period of settlement, and is still steadily expanding. This increase naturally brings in its train a gradual decline in the income from the sale of forest produce; but the receipts from grazing-fees are still an important asset. The principal crops are wheat, cotton, rice, and tobacco. This taluqa is, on the whole, doing very well. With prudent management, and in the absence of those serious epidemics affecting man or beast of which such forest tracts are occasionally the prey, its continued prosperity should be assured. The other 12 maháls are divergent in character, the one from the other, and most of them are at present suffering from a lack of cultivators and plough-cattle.

CHAPTER II.

CHANGES SINCE LAST SETTLEMENT.

Areas. 7. The total area of these four parganas and forest villages is 345,558 acres, or 540 square miles, spread over 845 mauzas and 1,680 maháls. Thirty-four per cent. of the whole area consists of waste and fallow land, and of this the former class is more than three-fourths. Groves cover 3,761 acres, against 4,276 at the tenth settlement. The cultivated area has risen from 176,117 to 196,949 acres, or by 12 per cent., and is now 57 per cent. of the entire area, its relative smallness being attributable to the forest villages and to the backward state of pargana Bashta. Of the cultivated area of 196,949 acres more than two-thirds

are unirrigated. Thirty-one per cent. of the remainder is irrigated by the Nagina and Nehtor canals, chiefly by "flow" irrigation, and 61 per cent. by means of earthen wells. The canals now reach a very much larger number of villages than they could 30 years ago. They are very efficiently administered and yield large profits. In pargana Nagina 13,000 acres, and in pargana Burpur 6,000 acres, out of cultivated areas of 47,000 and 68,000 acres, respectively, are served by these canals.

8. The areas shown as irrigated at the past and present revisions of settlement are, for the whole district,—

Irrigated area of the Bijnor district.

Sources of irrigation.				Past area.	Present area.
				Acres.	Acres.
Khoh Canal	...	...	...	7,134	13,634
Gangan Canal	...	...	...	3,271	10,956
Wells	...	...	...	12,104	52,493
Other sources	...	...	...	11,987	10,352
Total				34,496	87,435

9. The total area of the parganas and tahsils is—

Total area of the Bijnor district.

Tahsil.	Pargana.	Total area in square miles.		Remarks.
		Past.	Present.	
		Rs.	Rs.	
Bijnor	Bijnor	103.37	106.94	
	Daranagar	97.04	96.69	
	Mandawar	102.1	104.63	
	Bashta	104.62	106.47	
	Chandpur	68.32	68.28	
Total, Tahsil		475.45	483.01	
Najibabad	Najibabad	241.47	240.84	Exclusive of Government forest.
	Kiratpur	87.80	88.72	
	Akbarabad	57.27	57.39	
	Total, Tahsil	386.54	386.94	
Dhampur	Dhampur	156.83	157.6	
	Seohara	104.04	102.91	
	Nehtor	64.83	64.78	
	Burpur	134.60	134.16	
	Total, Tahsil	460.30	459.45	
Nagina	Barhapura	190.61	175.32	Exclusive of Government forest.
	Afzalgarh	181.81	179.28	
	Nagina	100.24	98.1	
	Total, Tahsil	472.66	452.7	
	Total of the whole district	1794.95	1812.1	

10. The principal crops of the tract under report have been enumerated in the first chapter. Sugarcane, the premier crop of the district, pays from Rs. 27 per acre in the fertile pargana Nagina to Rs. 15 in Bashta. Next to cane, rice is the most important crop.

Crops.

Crop details for the district are—

Harvest.	Crop.	Last settlement area.	Average five years' area.	Present area.
		Acres.	Acres.	Acres.
Kharif	Sugarcane	46,581	70,499	68,220
	Rice	144,108	207,953	203,455
	Cotton	46,270	35,057	30,716
	Chari	10,421	21,388	19,049
	Bajra alone and in combination	52,465	43,497	46,683
	Other coarse kharif crops	53,733	65,812	58,370
	* Total, Kharif area	353,578	444,206	426,443
Rabi	Wheat alone and in combination	145,397	180,233	† 121,946
	Gram	21,559	41,834	† 31,873
	Barley alone and in combination	31,998	52,622	† 34,535
	Minor rabi crops	22,661	24,744	† 14,578
	Bahan or fallow for rabi	14,504	103	4
	* Total, Rabi area	235,419	299,536	284,159
	Dofasli area	232	107,761	93,859
	* Total, area	588,765	635,981	617,243
	Pandra or land prepared for cane	40,188	35,034	34,792
	* GRAND TOTAL FOR THE WHOLE DISTRICT	628,953	671,015	652,035

Tenures.

11. The 5,260 maháls into which the district is at present divided are held on the following tenures. The comparative rarity of pattidári and bhaiyachára communities recalls the conditions of an Oudh district:—

Bijnor District.

Tenure.	Maháls.	
	Past.	Present.
Single zamfudári	1,491	1,815
Joint ditto	1,222	2,624
Perfect pattidári	80	146
Imperfect ditto	298	306
Bhaiyachára	273	369
Total	3,364	5,260

Proprietors' gains and losses.

12. The changes during the period of the tenth settlement in the area held by different proprietary castes have been few, as was indeed to be expected owing to the lightness of the revenue demand over a great part of the district. The steady growth (a part of which is, however, only nominal) of Banias' estates is the most noticeable feature of the statement given below; other changes being small or due to special causes, such as the loss by a spendthrift Pathán of his large possessions, and to greater accuracy in survey work:—

Caste.	Past area.	Present area.	Increase.	Decrease.
	Acres.	Acres.	Acres.	Acres.
Chauháns	282,220	279,405	...	2,815
Banias	99,187	128,243	29,056	...
Játs	196,359	186,019	...	10,340
Tagas	140,611	143,072	2,461	...
Sbaikhs	119,563	116,614	...	2,949
Saiyids	75,284	79,193	3,909	...
Bishnois	32,273	30,173	...	2,100
Bráhmans	35,022	30,921	...	4,101
Patháns	39,820	24,431	...	15,398
Gújars	18,184	22,014	3,830	...
Káyasths	19,955	15,059	...	4,896
Khattris	11,384	13,319	1,935	...
Rawas	6,425	6,610	185	...
Others	73,694	65,444	...	8,250
Total	1,149,990	1,140,547	...	9,443

* The smallness of the "present area" figures as compared with those for the five years before settlement inspection is explained in Mr. Pert's report, paragraph 39.

† These figures are not complete for the parganas and mahals assessed in 1902 on the figures of 1308F., for which year no rabi inspection was made by the patwáris.

13. In the tract which has recently been assessed the proprietor's sîr occupies 8 per cent. of the holdings area, and the khudkâsh about 7½ per cent. This proprietary cultivation is relatively extensive in Chandpur and Burpur, which have many large land-owning communities, and small in Nagîna and Bashta. Sîr lands are, as usual, the best in the village and have a larger proportion of first-class loam than any others. The people are keenly appreciative of the privileges attaching to their sîr. In the course of distributing the revenue among the proprietary units, it not infrequently happens that, an objection having been presented on the ground of inequality in the distribution, the objector retires perfectly satisfied on hearing that he has received so many rupees sîr allowance, or *hak-i-sîr*. Sîr and khudkâsh areas have declined by 9 per cent. since last settlement, Chandpur showing the greatest decrease.

Cultivating
tenures.

14. Tenants are moderately well off and physically of a good stamp. They have not such a high standard of comfort as those of the Meerut Division, nor are they, perhaps, quite so prone to litigation. To this temptation the Jâts have succumbed more than any other caste. In my dealings with them I have found the cultivators of this district a courteous, manly people, shrewdly alive to their own interests and intensely fond of their land and all that pertains to it. Like all farmers, they dearly love to grumble, and of two tracts of country the one canal-irrigated and prosperous and the other dry and precarious, the former may be relied on always to furnish a larger stock of grievances than the latter. The areas held, and the rents paid, by the different castes of tenants over the entire district, are shown in tabular form. Rawas, Chauhâns, and Sunnis, are in the first rank, with Jâts very close behind them. The Rawas are found only in the north-west of the district :—

Tenants.

Bijnor District.

Serial No.	Class of cultivators.	Area held by each caste of cultivators.						Remarks.
		Cash-paying area.			Grain-rented area.	Total area	Area of sîr and khud-kâsh cultivated by each caste.	
		Area.	Rent.	Incidence.				
		Acres.	Rs.	Rs.	Acres.	Acres.	Acres.	
1	Jâts ...	87,687	4,39,753	5.02	66,855	1,54,492	22,693	
2	Chauhâns ...	53,931	3,32,947	6.17	76,377	1,30,308	20,097	
3	Sunnis ...	13,656	91,129	6.67	21,289	34,945	83	
4	Shaikhs ...	22,393	1,20,194	5.37	14,887	37,280	9,676	
5	Chamârs ...	12,637	73,542	5.82	25,236	37,873	24	
6	Rawas ...	15,413	88,369	5.73	2,653	18,066	2,393	
7	Brâhmans ...	5,456	27,713	5.08	8,305	13,761	2,083	
8	Tagas ...	8,735	48,327	5.53	5,047	13,782	12,147	
9	Pathâns ...	3,060	14,663	4.79	2,580	5,640	1,770	
10	Saiyids ...	3,869	18,028	5.32	2,971	6,360	5,680	
11	Gadariyas ...	2,569	13,283	5.17	4,617	7,186	9	
12	Gûjars ...	2,628	11,372	4.33	8,848	11,476	623	
13	Banjâras ...	472	1,445	3.06	3,502	3,974	...	
14	Bishnois ...	2,456	14,256	5.80	1,124	3,580	611	
15	Julâhas ...	1,964	12,278	6.25	3,299	5,263	86	
16	Banias ...	548	2,683	4.90	846	1,894	2,774	
17	Others ...	48,342	2,27,377	4.70	60,296	108,638	4,920	
	Total ...	285,286	15,37,359	5.39	308,732	594,018	85,669	

* These figures also include 13,176 acres of revenue-free land.

15. Tenants with a right of occupancy hold 83,152 acres, against 83,495 acres in the hands of tenants-at-will. The privileged class, who thus occupy half of the entire rented land of the tract under report, have, however, increased their holdings by only 5½ per cent. since last settlement, while those of tenants without a right of occupancy have expanded at the rate of 13 per cent. In pargana Nagîna, where the value of the competition rents has been a strong incentive to the landlords to bar the accrual of the statutory right, and in the Afzalgarh forest tract, owing to a cycle of bad years, there has been a considerable decrease in the occupancy area. In the south-western parganas the landlords have not, on the whole, actively opposed the acquisition of the occupancy status.

The right of occu-
pancy.

16. The rents paid at last settlement by occupancy and non-occupancy tenants were about equal. In the parganas and forest villages under report there is now, allowing for the superior kinds of soil held by the occupancy class, a difference of 14 per cent. in its favour. This difference is greatest in Chandpur, the pargana of large village communities. The system of *nakshi* leases makes it impossible for occupancy tenants' rents to remain permanently very much below the level of the competition rents paid by non-occupancy tenants as had been the case, for example, in the Meerut and Farrukhabad districts before the recent revisions of settlement. A great part of the importance attaching elsewhere to enhancement of rent cases thus disappears. The recorded cash rental paid by occupancy tenants in the tract now assessed is Rs. 2,72,669. The accepted rental, so far from being dependent on the enhancements decreed in the settlement court, was only Rs. 2,65,787, or 2½ per cent. less. That the general adequacy of existing occupancy rents is recognised by both landlords and tenants is shown from the fact that, while 562 suits for abatement of rent were filed, the number of enhancement cases was only eight in excess of that figure.

Rise in rents since settlement.

17. The rise in rents during the last 30 years would appear to have varied from 20 to 35 per cent. in the different parganas. The causes of this rise have been described by Mr. Pert in paragraphs 51 to 54 of his final report and need not be recapitulated. The great rise in prices between 1862 and 1896 which was noticed by him continued at a still more rapid rate during the years from 1896 to 1900. This was, indeed, an altogether exceptional period; but if the prices at the close of the tenth settlement be compared with those of its opening years, it will be found that the price of wheat has risen by 55 per cent., of rice by 36, of barley by 59, and of bajra by 45. The price of sugar alone, of all the staples of the district, has been kept by the enormous imports of that commodity, at a figure hardly at all above its original level.

Causes of the rise in assets.

18. During the tenth settlement, in the tract under report, cultivation has increased by 12 per cent. and the population by 8½ per cent; rents have risen by a quarter or a third, irrigation has in two parganas been very much extended, and the country has been opened up by a railway. Against such progress as has been made must be set off the deterioration, temporary though it is hoped that this will prove, in the khádir of Bashta and in the forest villages of Afzalgarh. To which of the above causes the rise in the assets should properly be attributed is more or less a matter of conjecture. Allowing for the fact that the greatest appreciation of those assets, as shown by the consequent enhancement of revenue, has taken place in pargana Burpur where the increases in population and in cultivation have both been on a considerable scale, it may perhaps be suggested that not more than two-thirds of the improvements in the assets should be placed to the credit of the rise in prices and rents, the remaining one-third being the result of the expansion of population, cultivation, and irrigation.

CHAPTER III.

THE ASSESSMENT.

19. The verification of patwáris' records had been carried out in 1898-99 by Pandit Biseshwar Dayal Chaturvedi, Deputy Collector, and village maps had been prepared and soils demarcated under the direction of Land Records Survey Officers. On my arrival in the district in November 1901, a fresh classification of soils was made by a staff of selected kanúngos and patwáris, and each mahál was inspected during the cold weather. The same classes of soil were adopted as in Mr. Pert's 11 parganas. The out-door work was completed by the end of April 1902. Rent-rate and assessment reports were then successively submitted, the last of these being sent off on 10th December. In January 1903 orders were received to inspect parts of parganas Afzalgarh and Barhapura, and submit proposals for reduction of revenue wherever necessary. But for this additional work the Settlement Office might have been closed by the middle of February.

20. Standard soil-rates were selected from lists of rates obtained by analysing the rent-roll of every village into its component soil-rates, the analysis being based on the proportionate values of the soils as disclosed by the rents paid in holdings consisting of only one class of soil.

Standard rates.

The rental obtained by the use of standard rates is 1·3 per cent. above the recorded occupancy cash rental, but as much as 12·6 per cent. below the rental paid by tenants-at-will. In the grain-rented and rent-free areas the standard rates are one-quarter lower than those applied to the cash-rented and proprietary lands.* In actual assessment, however, a valuation above this reduced scale has been adopted, though not approaching that which would have been given by the use of full cash-

	Percentage of holding area.	
	Cash-rented.	Grain-rented.
Bara ...	1	0·2
Siwái ...	54	40·9
Matiyár ...	18	17·5
Bhur Siwái ...	17	24·
Bhur ...	10	17·4
	100	100

rates. Allowing for the greater proportion of inferior soils in grain-rented holdings, each acre of this class of land has, on the average, been valued at about 15 per cent. less than each acre of cash-rented land. Different sets of rates for high caste and low caste tenants are not required in this district. Separate wet and dry, and khádir and bangar rates have been used wherever necessary.

For the whole district the cash-rental is as under—

	Area.	Rental.	Incidence per acre.
	Acres.	Ra.	
Recorded in patwaris' books ...	283,138	15,27,711	5·40
By Settlement Officer's standard rates ...	283,138	14,63,842	5·17
Accepted in assessment ...	250,459	13,44,044	5·37

21. The soil demarcation of the tract under report is shown in the following table. The divergency in distribution of soils between parganas Nagina and Bashta is striking.

Soil classification.

Percentage of holdings area.

	Four parganas and 57 forest maháls.	Pargana Nagina.	Pargana Burpur.	Pargana Chaudpur.	Pargana Bashta.
Bara (garden land) ...	0·5	0·4	0·4	0·5	0·4
Siwái (good loam) ...	48	58·2	54·8	38·4	28·9
Matiyár (clay) ...	18	30·4	19·7	5·4	9·4
Bhur siwái (inferior loam) ...	20·5	10·3	15·8	27·0	30·9
Bhur (culturable sand) ...	13	0·7	9·3	28·7	24·4

22. The area on which the assessment has been made is 191,308 acres, 3 per cent. less than the cultivated area and 7 per cent. less than the holdings area of the year of verification. In the sandy parganas and forest maháls there is a lack of stability in a part of the cultivation which makes it necessary to accept a reduced area for the purpose of assessment. But, after eliminating this unstable margin, the valuation of the remainder, that is, of the land which is cultivated regularly year by year, will obviously yield a higher incidence per acre than that of the standard valuation of all land, good and inferior. The landholders' s'r has the highest incidence of all (Rs. 5·81†), and cash-paying occupancy tenants follow close behind with Rs. 5·63. In the second class come tenants-at-will (Rs. 5·28), khudkásht (Rs. 5·23), and rent-free lands (Rs. 483), while grain-rented lands bring up the rear with Rs. 3·93. The proportions of the various classes are—

Area assessed, and incidences of the valuation

Cash-rented, 40 per cent.;	Grain-rented only, 43 per cent.;
All assumption areas, 60 per cent.;	Proprietary only, 15 per cent.

* Mr. Pert did not differentiate between his standard cash and grain-rates.

† S'r lands have the best soil distribution of any class, namely 59 per. cent. siwái, 15 per. cent. matiyár, 18 per. cent. bhur siwái, and 8 per. cent. bhur.

23. The accepted valuation is Rs. 9,23,618, 0·3 per cent. below the standard rental, and giving an incidence per acre assessed on, of Rs. 4·83, which is very nearly the same as in the parganas settled by Mr. Pert (Rs. 4·95). The accepted cash-rental is 8·6 per cent. below the rent-roll entered in the patwáris' papers. Additions for forest produce, grazing-fees, and receipts from the sale of thatching grass raised the rental by Rs. 18,657, the greater part of this large sum being obtained from the Sahanpur forest estate. Nearly all the deductions for improvements (Rs. 2,335) have also been given in respect of that taluqa, in which protective measures against drought and fire were undertaken with a liberal hand by the Court of Wards. Elsewhere in the tract under report, as in the rest of the district, the landlords have made practically no improvements whatever. The allowance on proprietary cultivation is Rs. 24,047, 26 per cent. of the valuation of sîr alone, and 14 per cent. of the assets of sîr and khudkâsht lands taken together. The net assets, after making the above additions and deductions, are Rs. 9,15,893, being Rs. 4·79 per acre assessed, and Rs. 4·45 per acre in holdings. The rental returns of the last 12 years show an average demand of Rs. 4·76 and average collections of Rs. 4·57 per acre in holdings. In the above net assets are included the figures for all revenue-free maháls and plots in addition to those for revenue-paying land. For the whole district the accepted area and net assets are—

Accepted area.	Net assets.	Incidence per acre.
Acres.	Rs.	
665,067	32,39,874	4.87

Details are appended of the assets of the parganas and mahals which have now been assessed :—

[illegible]

24. The nominal revenue sanctioned for the 11th settlement, corresponding to the assets of Rs. 9,15,893, is Rs. 4,37,402, the percentage of assets taken being 47·76. Owing chiefly to the large number of revenue-free villages in pargana Burpur, the revenue actually payable to Government is only Rs. 3,99,343, or roughly four lakhs. The incidences of the expiring and new jamas are :—

The sanctioned revenue.

	Incidence per acre.	
	Tenth settlement jama.	Eleventh settlement jama.
	Rs.	Rs.
On the cultivated area ...	2·20	2·22
Ditto cultivated and culturable area	1·23	1·38
Ditto area actually assessed ...	...	2·29

25. The enhancement on the closing jama of the 10th settlement is of 11·15 per cent.,* a much lower figure than in the parganas assessed by Mr. Pert. In all, except three of those 11 parganas, however, the revenue of the ninth settlement was reduced by Mr. Palmer and Mr. Carpenter, and the 10th settlement jama was, in the opinion of Mr. Markham, an unjustifiably lenient one. The part of the district which is now under report was all assessed by Mr. Markham, and everywhere an enhancement on the revenue of the ninth settlement was obtained by him, the not increase being of 19 per cent. In Bashta, where there is now a decrease, the rise 30 years ago was of 27 per cent. Mr. Markham considered that the ninth settlement revenue was a fair two-thirds of the assets in the south-western parganas, and a light two-thirds in pargana Nagina. On this latter point, as on so many others, his opinion was the opposite of Mr. Palmer's. In some villages of pargana Nagina a reduction of jama, on the ground of over-assessment, has been found necessary at the present revision, and in Bashta and most of the Afzalgarh forest mahals a wave of adversity dating from recent years has upset calculations which were based on the expectation of normal stability. In the Sahanpur forest taluqa the revenue was reduced as being excessive in the early eighties. Elsewhere the land-owners have had no just cause to complain, though they must have been disappointed 30 years ago at not obtaining as light an assessment as was imposed on the rest of the district. Coercive processes have been rare, and the expiring settlement has, with the above exceptions, worked well.

The enhancement.

26. The following are the progressive steps by which the full revenue of the 11th settlement will be reached :—

Progressive enhancement of revenue.

		Rs.
First five years	Actual ...	3,89,429
	Nominal ...	4,27,488
Second five years	Actual ...	3,96,863
	Nominal ...	4,35,007
Final jama.	Actual ...	3,99,343
	Nominal ...	4,37,402

27. In 40 mahals in the Bashta khadir and in nine Afzalgarh forest mahals, short-term settlements have been sanctioned owing to severe and protracted deterioration. These must be again inspected and assessed by the Collector in 1907-1908 and 1908-1909, respectively.

Short-term settlements.

* This is the enhancement of the actual jama; the nominal jama is enhanced by 12·45 per cent.

28. The increase in the revenue payable by the principal landholders of the Bijnor district is shown in the following table:—

Serial No.	Name of estates.	Number of entire villages.	Number of parts of villages.	Tenth settlement jama.	Eleventh settlement jama.			Percentage of new jama on assets.	Percentage of increase of new jama on tenth settlement jama.
					First five years.	Second five years.	Final.		
				Rs.	Rs.	Rs.	Rs.		
1	Chaudhri Banjit Singh ...	115	16	66,423	75,182	80,172	81,987	47.7	23.4
2	The Tajpur family ...	161	27	84,207	96,720	1,00,861	1,03,317	46.5	22.7
3	The Sahampur estate ...	150	11	51,066	59,475	61,395	61,961	46.7	21.1
4	Chaudhri Basant Singh ...	64	21	18,052	28,440	25,761	27,334	45.3	50.8
5	Kunwar Harbans Singh ...	35	40	21,061	24,771	26,530	27,070	46.0	28.5
6	Chaudhri Ram Kunwar Singh of Kanth.	33	8	14,163	17,676	19,315	19,780	47.3	39.6
7	Mufts Tasadduk Husain, &c., of Kiratpur.	22	23	18,948	20,182	20,630	20,630	46.7	8.9
8	Rai Lakhan Singh ...	28	...	16,058	18,430	18,115	10,745	40.0	16.7
9	Kunwar Partap Singh of Haldaur.	23	15	13,347	16,360	18,165	19,031	43.1	42.6
10	Kunwar Tejbal Bikram Bahadur.	17	15	9,893	12,002	12,941	13,202	43.1	33.4
11	Soti Harbans Lal and Brothers.	17	10	8,693	9,647	9,647	9,647	47.0	10.9
12	Mufts Ibrahim Husain, &c., of Kiratpur.	5	24	6,803	9,290	9,530	9,600	45.4	41.1
13	Sahu Bhagwan Das, &c., ...	11	15	8,622	10,007	10,579	10,634	46.7	23.3
14	Sahu Biseswar Nath of Nagina.	7	5	3,730	4,208	4,208	4,208	43.3	12.8
15	Chaudhri Jwala Singh ...	12	4	6,914	8,119	8,119	8,119	46.8	17.7
16	Sahu Sansar Chand, &c. ...	12	1	6,830	7,490	7,550	7,550	43.3	10.5
17	Chaudhri Amir Hasan Khan.	22	2	4,714	6,005	6,930	7,800	45.8	54.8
18	Raja Udai Partap Singh of Kashiipur.	21	6	9,692	11,137	11,572	11,722	46.1	20.9
19	Chaudhri Bhopal Singh ...	6	2	6,250	5,990	5,990	5,990	43.1	
20	Rani Dharam Kunwar of Landhaura.	18	12	9,342	8,920	9,125	9,175	49.3	
21	Saiyid Ali-i-Ali of Nagina ...	12	8	7,632	8,470	8,470	8,470	43.3	11.0
22	Musammat Ajodhia Kunwar of Sian.	22	22	5,759	6,430	6,850	7,160	45.5	24.3
	Total ...	791	287	3,98,199	4,59,951	4,83,055	4,92,532	45.7	22.7

Period of settlement.

The date fixed for the expiry of the 11th settlement in parganas Nagina, Burpur, Chandpur, and Bashta is the 30th June 1929. The settlement of the forest mahals will terminate simultaneously with that of the pargana in which each is situated.

Number of appeals.

29. There has not as yet been any time for the proprietors to appeal against the assessments in parganas Chandpur and Bashta, and in the forest mahals. In Nagina (565 mahals) there have been four appeals, and in Burpur (488 mahals) none. Two appeals against the distribution of revenue have also been presented.

Cost of settlement operations, 1901 to 1903.

30. The total cost of the present operations has been Rs. 40,197-9-1, as shown in the following statement:—

Salary of Settlement Officer.	Salary of fixed establishment.	Salary of temporary establishment.	Salary of variable establishment.	Travelling and tentage allowance of officer.	Travelling allowance of fixed, temporary and variable establishment.	Supplies and services.	Job work.	Country stationery.	Other contingencies and miscellaneous.	Total expenditure.	Cost per square mile.
1	2	3	4	5	6	7	8	9	10	11	12
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.
22,616 2 0	7,115 4 4	6,146 1 11	102 7 6	967 0 0	129 3 0	306 3 10	563 14 5	176 0 11	2,075 3 2	40,197 9 1	60.8

Assessment work claims Rs. 31,368 of the above, and record work Rs. 8,829, so far as any fair apportionment can be made. The area of the tract under report is 540 square miles, and 121 square miles in parganas Afzalgarh and Barhapura, also, were inspected and assessed in precisely the same way as at a regular revision of settlement. The cost per square mile is thus Rs. 60.8.

31. The number of rent cases decided by me is 2,001, of which 721 were suits for commutation of rents from grain to cash, and 122 for fixation of rent on unrented land, the remainder being practically equally divided between suits for enhancement and suits for abatement of rent. The only other important item of case-work is the distribution of the revenue which has been carried out in 682 maháls.

32. The work of Bábu Kali Charan Singh, the Head Clerk, who has been transferred in the same capacity to the Etah settlement, has been uniformly excellent. He is accurate, painstaking, and trustworthy, and he and the other clerks in the office have constantly worked on holidays and beyond regular hours without any complaint.

33. The appendices to this report give details of the 11th revision of settlement for the whole of the Bijnor district.

A. T. HOLME,
Settlement Officer.

April 1903.





सत्यमेव जयते

APPENDICES.



सत्यमेव जयते

APPENDIX I.

STATEMENT No. I.—Comparative Area statement.

Period.	Not assessable.										Assessable.										Inci- dence of revenue per acre of cul- tivation.	Inci- dence of revenue per acre of assess- able area.
	Total area.	Revenue. free.	Village site.	Cover- ed with water.	Other- wise barren.	Out of cultivation.					Cultivated.					Total.						
						Total.	Groves.	Cultu- rable waste.	Fallow.		Total.	Canals.	Irrigated.		Total.							
									Old.	New.			Flow.	Lift.			Wells.	Other sources.				
																			Acres.	Acres.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Rs.	Rs.	
Former settlement	...	82,213*	13,454	47,070	64,803	207,540	14,005	32,850	238,971	46,639	334,065	9,453	952	12,104	11,987	34,496	572,667	607,163	941,228	194	125	
Present settlement	...	73,395+	14,736	55,045	51,196	194,372	11,707	141,733	109,113	143,109	315,632	20,350	4,240	52,493	10,352	87,435	543,078	630,513	946,175	226	151	
Increase	...	...	1,282	7,575	...	...	...	108,883	...	96,470	...	10,897	3,298	40,389	...	52,930	...	23,350	4,947	...	...
Decrease	...	8,221	8,918	...	13,607	13,168	2,998	...	130,858	...	18,403	...	...	...	1,635	...	29,589	...	...	...	...

* Cultivated 22,073 acres.
† Cultivated 21,624 acres.

* Cultivated 22,073 acres.

† Cultivated 21,624 acres.

APPENDIX II.

STATEMENT No. II.—The following statement shows the revenue as sanctioned by Government:—

District.	9th Settlement.		10th Settlement or expiring.				Alluvial mabals.				New jamas on				Permanent portion.				Percent- age of enhance- ment on the clos- ing jama of 10th settle- ment.						
	Initial.	Closing.	Initial.	Closing.			Specially settled for 30 years.	Settled by Settle- ment Officer for five years.			Villages settled for short terms.	Proposed by Sel- tlement Officer.			Sanctioned by Government.			Total proposed by Settle- ment Officer.		Total finally sanction- ed.					
				Demand.	Average owner's rate.	Total.		Proposed by Settle- ment Officer.	Sanctioned by Govern- ment.	Proposed by Settle- ment Officer.		Sanctioned by Settle- ment Officer.	Proposed by Settle- ment Officer.	Sanctioned by Govern- ment.	First five years.	Second five years.	Final.								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23			
Bijnor	11,38,693	Rs.	11,81,232	Rs.	11,79,321	Rs.	10,640	Rs.	11,998	Rs.	11,086	Rs.	44,274	Rs.	16,805	Rs.	14,31,186	Rs.	13,62,842	Rs.	15,14,913	Rs.	14,26,626	2078	2007

APPENDIX III.

STATEMENT No. III.—Rent-rolls and collections.

Year.	Tenants' land held in—										Total demand (columns 3 and 5).	Collections including arrears.		Sir.		Khudkásht.		Total.		Shikmi.														
	Cash.		Kind.		Rent demand.	Area.	Acres.	Rs.	Area.	Acres.		Rent demand.	Area.	Acres.	Rent demand.	Area.	Rent demand.	Area.	Rent demand.	Area.														
	Area.	Rent demand.	Area.	Acres.																	Rs.	Area.	Acres.	Rs.	Area.	Acres.	Rs.	Area.	Acres.	Rs.	Area.	Rs.	Area.	Rent demand.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16																			
Former settlement ...	223,642*	11,60,051	321,298	8,00,660	19,60,711	...	34,308	13,892	67,556	16,792	2,339	646,864	19,98,734	38	85																			
Average of 12 years ...	351,479*	19,42,598	236,256	7,04,038	26,86,636	25,78,534	10,471	4,670	73,499	23,278	45,432	491,705	27,60,016	11,342	53,950																			
Year of verification ...	281,256	15,15,517	302,897*	4,46,259	19,61,776	...	44,689	2,171	41,329	3,779	44,126	670,771	20,11,862	19,383	54,157																			

* Include zabti-rotated area.

APPENDIX IV.

The following statement shows the classification of holdings and rentals as obtained from Statement No. IV.—

Description of holdings.	Last settlement.						Present settlement.						Remarks.
	Area.		Rent.		Cash.		Grain.	Under tenants.			Unrented.		
	Area.	Rent.	Area.	Rent.	Incidence.	Cash.		Kind.					
2	3	4	5	6	7	Area.	Rent.	Area.	Rent.	Area.	11	12	
1													
Sir	
Khudkash	
Total	
Ex-proprietary tenants	
Occupancy tenants	
Non-occupancy tenants	
Total	
Rent-free	
GRAND TOTAL	

NOTE.—These figures differ from those given in Appendix III (*vide* note to Appendix IV of Mr. Pert's final report).

APPENDIX V.

STATEMENT No. V.—Standard Rental and Classification of Soils.

District.	Bara.				Siwāi.		Matigār.		Bhur-siwāi.		Bhur.		Total rent for each soil.			Addition for sayar.	Addition for fraudulent cultivation.	Deduction for improvement.	Deduction for sir.	Deduction for improvements.	Total.				
	Wet.	Dry.	Wet.	Dry.	Wet.	Dry.	Wet.	Dry.	Wet.	Dry.	Wet.	Dry.	Wet.	Dry.	Area.						Net valuation at stand. rates.	Area.	Rs.	Acres.	Rs.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20						
...	790	2,230	70,906	273,949	21,975	120,399	7,260	1,03,519	996	71,768	6,73,031	25,09,332	38,089	8,638	41,629	12,357	6,82,420	31,88,881							
Bijnor	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...

APPENDIX VI. STATEMENT NO. VI.—Comparative Crop Statement.

Period	Rabi.										Kharif.											
	Total cultivated area per kharwa.	Wheat alone.	Wheat in combination.	Barley & legume and bighar.	Gram.	Haban.	Pean and mung.	Other crops.	Total.	Cotton alone and in combination.	Sugarcane.	Fallow for sugarcane.	Rice.	Juar, chari alone and in combination.	Bajra alone and in combination.	Urd, mung, and moth.	Shamakli, &c.	Other crops.	Total.	Zaid.	Defaul.	
1	Acres.	8	4	5	9	7	8	6	10	11	12	13	14	15	16	17	18	19	20	21	22	Acres.
Former settlement ...	628,953	114,009	31,388	31,388	21,559	14,504	16,742	5,819	235,419	46,270	46,681	40,188	144,108	10,421	52,465	44,379	7,848	1,494	303,751	12	232	Acres.
Average of five years.	671,015	98,944	81,289	52,622	41,834	103	21,774	2,970	299,536	35,057	70,499	35,034	207,953	27,953	43,497	46,999	12,307	5,633	478,427	813	107,761	Acres.
Year of verification ..	652,035	*68,208	*53,738	*84,535	*31,876	4	13,702	*876	284,159	30,716	68,220	34,792	203,455	19,049	46,633	41,539	6,000	9,678	440,542	693	93,359	Acres.

* Details of rabi crops for 1303 fasli (the census year) are not available; hence these figures do not tally with the total rabi-cropped area, which is complete.

APPENDIX VII.

STATEMENT NO. VII.—The following statement shows the correct rent-roll under different classes of tenures:—

District.	Tenants-at-will cash area.		Ex-proprietary and occupancy cash area.		Sir.		Khudkasht.		Grain-rented.		Nominally rented.		Addition for silt.		Addition for fraudulent cultivation.		Deduction for excessive cultivation.		Total assessable assets.	
	Area.	Rs.	Area.	Rs.	Area.	Rs.	Area.	Rs.	Area.	Rs.	Area.	Rs.	Area.	Rs.	Area.	Rs.	Area.	Rs.	Area.	Rs.
I	2	7,13,103	3	6,71,493	5	154,762	6	8,14,008	7	8,16,397	8	44,763	9	2,44,054	10	41,966	11	2,03,708	12	2,93,714
Bijnor ...	129,376	7,13,103	6,71,493	154,762	8,14,008	8,16,397	44,763	2,44,054	41,966	2,03,708	2,93,714	12,40,501	10,181	50,502	38,089	8,638	22,745	40,801	12,314	†682,430
																				32,39,374

* These figures do not tally with that given in paragraph 20. The corresponding figures in Mr. Pert's final report (Appendix VII and paragraph 65) do not agree, presumably because the former figures include revenue-free land.
† Recorded area.

APPENDIX VIII. STATEMENT NO. VIII.—Agricultural Statistics.

District.	Description.	Number of villages.	Number of mahals.	Total area.	Number of inhabited sites.	Area covered by inhabited sites.		Average area occupied by each site.	Masonry wells.		Ploughs.	Plough-cattle.	Total cultivated area.	Area in holdings.		Average area in holdings.	Agricultural population.		Non-agricultural population.		Remarks.
						Acres.	7		Acres.	8				Old.	New.		11	12	13	14		15	16	Former.	Present.	Former.	Present.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Bijnor ...	Total of the whole district.	2,886	5,260	1,140,547	2,252	14,736	7	2,278	631	97,533	177,331	630,513	6	870,771	4	282,981	317,991	457,779	485,669	...	



ORDERS OF GOVERNMENT.

No. $\frac{12}{1-1268-1904}$ OF 1905.

FROM

W. E. M. CAMPBELL, Esq.,

UNDER-SECRETARY TO GOVERNMENT,

UNITED PROVINCES,

TO

THE SECRETARY TO THE BOARD OF REVENUE,

UNITED PROVINCES.

DATED ALLAHABAD, THE 3RD JANUARY 1905.

SIR,

REVENUE DEPT.

I AM directed to acknowledge the receipt of your letter no. $\frac{522}{1-694A}$, dated 28th November 1904, forwarding for the orders of Government the report on the settlement of that portion of the Bijnor district which has been assessed by Mr. A. T. Holme, I.C.S.

2. The report deals with four parganas and a number of forest mahals in three other parganas. Of the four parganas, one, Nagina, is situated in the centre of the district and is traversed by the railway. The soil is very rich, the population dense, and a considerable area is protected by irrigation. This pargana was fully developed at the previous settlement, and the increase in population and cultivation has therefore been insignificant. Prices and rents have, however, risen about 25 per cent.

3. The other three parganas lie in the south-western corner of the district, and are of inferior quality. They contain considerable areas of "khadir" and "bhur," both of which are liable to suffer, and in recent years have suffered severely from vicissitudes of season. On the whole, however, the condition of these three parganas shows a distinct advance. Population has increased by 10 per cent., and the cultivated area by 12.44 per cent.; irrigation has extended; the quality of the cultivation and of the crops has improved; and there has been a marked rise in the rents.

4. The forest mahals are of very varying character: some have suffered from wet seasons, and in them cultivation has declined; others, especially the Sahanpur estate, which was for some time under the Court of Wards, have been improved by good management; but in all cultivation is precarious and fluctuating, and a large allowance has to be made for instability.

5. The soil classification adopted is the same as in that portion of the district which had already been settled by Mr. Port, and the circles are partly topographical and partly based on differences in irrigation. There are no recognized soil rates; and circle rates had to be worked out in the usual way, by ascertaining the relative value of the various classes of soil from the rentals of single soil holdings, and by analyzing, on the basis of these values, the rentals of fairly rented holdings. The valuation at the circle rates exceeds the occupancy rental by 1.3 per

cent. and is 12·6 per cent. below the non-occupancy rental. Occupancy tenants hold one-half of the rented area.

6. Only some 40 per cent. of the assessed area is held at cash rents. The report makes no mention of the rejection of rents for concealment or for inadequacy, and a comparison between the recorded cash rental and the valuation at circle rates shows that there was no general understatement of assets. The main problem in the settlement lay in the valuation of the large assumption area. The bulk of this assumption area is held at grain rates. Some of these grain-rented estates are as valuable as the cash-rented, but as a rule the grain-rented land is of inferior quality; grain rents are not fully recorded, and the recent serious fall of prices rendered it unsafe to assess on the basis of the average income of the landlords, which had been inflated by the abnormally high prices of a series of years.

7. The method of valuation finally adopted is described in paragraph 6 of the Board's letter. Generally speaking, villages more or less permanently under grain rents were valued at rates 25 per cent. below ordinary circle rates; but smaller reductions varying according to quality were given to the better villages. The average amount of the reduction made in the case of grain-rented land comes to about 15 per cent.

8. The total accepted valuation amounts to Rs. 9,23,618, to which have been added Rs. 18,657 for sayar. On the other hand, the settlement officer has deducted Rs. 2,335 for private improvements, and Rs. 24,047 for proprietary cultivation. The net assets are thus Rs. 9,15,893, and the assessment (including nominal demands) is Rs. 4,37,402 or 47·76 of the net assets. The enhancement on the old demand is (excluding nominal items) 11·15 per cent.

9. The Lieutenant Governor agrees with the Board that the new demand is moderate. The assessed area is 3 per cent. less than the cultivated area, and 7 per cent. less than the holdings area, of the year of verification. Full allowance has thus been made for instability of cultivation. The accepted cash rental is 8·6 per cent. below the rent-roll entered in the patwaris' papers; and the accepted valuation of the total assessed area is ·3 below the rental at standard rates. The allowance for proprietary cultivation is liberal, as the sir area includes a large proportion of the best lands.

10. The acknowledgements of Government are due to Mr. Holme for his good work. With the exception of the two tracts for which short-term settlements have been sanctioned, the Local Government is pleased to confirm the settlement of parganas Nagina, Burpur, Chandpur, and Bashta till 30th June 1929, and of the forest mahals for the period of settlement of the parganas in which they are situated.

I have the honour to be,

SIR,

Your most obedient servant,

W. E. M. CAMPBELL,

Under-Secretary.